130.0	0001	0009.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,206,700	/	1,206,700
USE VALUE:	1,206,700	/	1,206,700
ASSESSED:	1,206,700	/	1,206,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		PELHAM TERR, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BERKOWITZ WILLIAM R--ETAL	
Owner 2:	BERKOWITZ MADELON H	
Owner 3:		
Street 1:	12 PELHAM TERRACE	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,500 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1900, having primarily Wood Shingle Exterior and 2838 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5500.000	680,200		526,500	1,206,700
Total Card	0.126	680,200		526,500	1,206,700
Total Parcel	0.126	680,200		526,500	1,206,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 425.16 | /Parcel: 425.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 83992
GIS Ref:
GIS Ref:
Insp Date: 10/14/17

PREVIOUS ASSESSMENT

Parcel ID: 130.0-0001-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	680,200	0	5,500.	526,500	1,206,700	1,206,700	Year End Roll	12/18/2019
2019	104	FV	527,200	0	5,500.	555,700	1,082,900	1,082,900	Year End Roll	1/3/2019
2018	104	FV	527,200	0	5,500.	409,500	936,700	936,700	Year End Roll	12/20/2017
2017	104	FV	495,400	0	5,500.	391,900	887,300	887,300	Year End Roll	1/3/2017
2016	104	FV	495,400	0	5,500.	362,700	858,100	858,100	Year End	1/4/2016
2015	104	FV	416,100	0	5,500.	304,200	720,300	720,300	Year End Roll	12/11/2014
2014	104	FV	416,100	0	5,500.	297,200	713,300	713,300	Year End Roll	12/16/2013
2013	104	FV	432,000	0	5,500.	283,100	715,100	715,100		12/13/2012

!10164!

PRINT

Date	Time
12/11/20	00:30:20

LAST REV

Date	Time
10/30/17	08:52:48
ekelly	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 10164

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12637-94		5/28/1974		55,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/17/2016	828	Re-Roof	16,125					
4/20/2011	299	Redo Bat	12,750					

ACTIVITY INFORMATION

Date	Result	By	Name
10/14/2017	MEAS&NOTICE	HS	Hanne S
2/26/2009	Entry Denied	372	PATRIOT
11/18/1999	Mailer Sent		
11/3/1999	Measured	243	PATRIOT
8/28/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	83992
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5500		Sq. Ft.	Site		0	90.	1.06	10									526,502						526,500	

Total AC/HA: 0.12626 | Total SF/SM: 5500 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 526,502 | Spl Credit | Total: 526,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	1.05168319
Const Adj.:	0.99989998
Adj $ / SQ:	168.252
Other Features:	151500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	835686
Depreciation:	155438
Depreciated Total:	680248

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	5	Baths:	1	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
1	5	2	
Totals			
2	10	5	

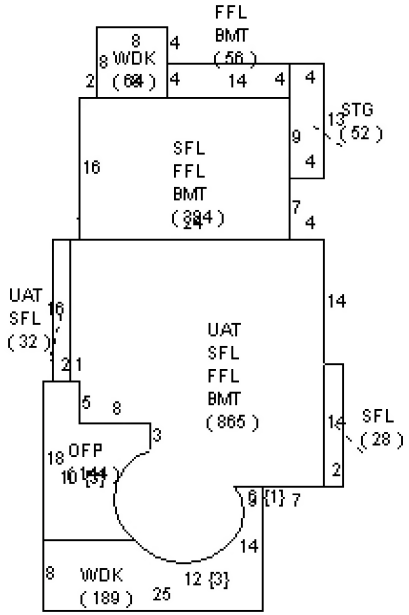
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	203.59
Special Features:	0	Val/Su Net:	148.13
Final Total:	680200	Val/Su SzAd	260.21

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,309	168.250	220,242
BMT	Basement	1,305	50.480	65,871
FFL	First Floor	1,305	168.250	219,569
WDK	Deck	253	9.950	2,518
UAT	Upper Attic	224	117.780	26,411
OFP	Open Porch	144	27.960	4,026
STG	Storage	52	9.850	512
	Net Sketched Area:	4,592	Total:	539,149
Size Ad	2614	Gross Are	5265	FinArea 2838

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

130.0-0001-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	